Saluda River Shoals | ±218.61 Acres

102 Todd Road, Honea Path, SC 29654

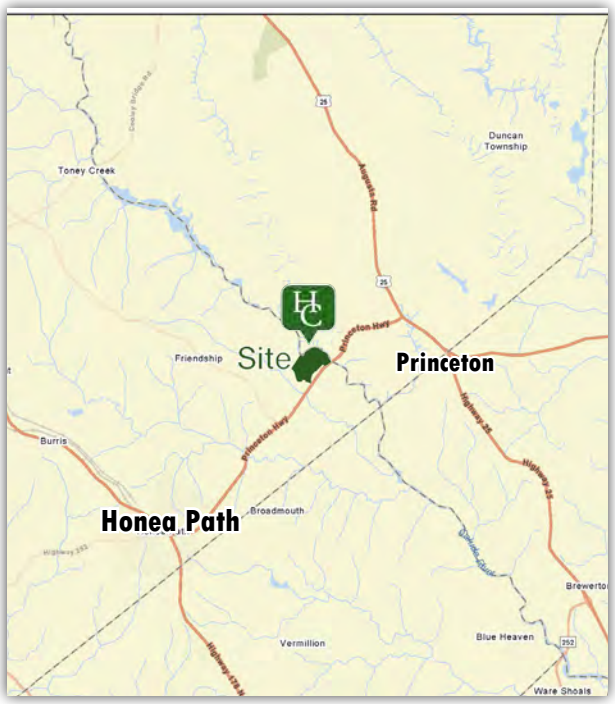
Huff Creek Properties

SALE PRICE: $3,199,460

VIEW SITE VIDEO

Property Features

- Anderson County Parcel #2780004005
- ±1,216 SF cabin
- ±321 SF storage building with carport
- Second carport by the dove field
- Two (2) stocked ponds (±1.70 acres and ±2.60 acres)
- ±0.9 miles of Saluda River frontage
- ±17 acres of pastures and small fields
- ±22 acres of twice thinned loblolly
- ±160 acres of mature hardwood
- High-quality deer and turkey populations
- Productive dove field
- 1-acre natural duck swamp
- Existing duck impoundment infrastructure along the river
- Part of a network of 6,500+contiguous acres of large tracts currently managed for wildlife
- ±2,940' Todd Road frontage & ±900' of Highway 76 frontage
- Mostly mature upland hardwoods with some areas of twice thinned loblolly
- ±40 minutes from downtown Greenville



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Property Description

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Saluda River Shoals presents a generational opportunity to acquire one of the most desirable recreational tracts in the Upstate. The property is in a region where quality wildlife management among surrounding landowners is in abundance, and it is part of a network of over 6,500 contiguous acres currently implementing best management practices. This corridor of the Saluda River has held very sustainable wildlife populations for the last 30+ years, and Saluda River Shoals has provided excellent hunting and fishing opportunities since it was previously acquired in 1997.

Overall, the property's wildlife habitat consists of a distinct balance of twice thinned loblolly pine stands, small interior food plots, several larger fields (including two sections with deer proof fencing used for dove hunting), and +-160 acres of mature hardwoods. In addition, a dike is in place along a section of the river that was used for planting and flooding a duck impoundment in the past. Water is also in abundance, and these features include two stocked ponds, a small swamp, and just under a mile of Saluda River frontage.

A high level of attention to detail is quite apparent throughout the entire property. The internal roads and trails system are in excellent condition and offer very convenient access to the upper and bottom fields, both ponds, the swamp, and the river (which includes an incredibly unique rock bluff overlooking the shoals.) This part of the river is a true fishing and swimming hole. The fields are also very well-manicured and include several areas where fruit trees were planted for deer hunting. The 2BR/2BA cabin has been well maintained and includes an inviting open floor plan for the living room & kitchen. A large loft area accessed by a sturdy ladder offers additional sleeping quarters. Additional improvements on the property consist of two carports used for storage, one of which includes an enclosed shed.

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Cabin Photos

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Drone Photos

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Map Set

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Aerial

218.61 ± Acres
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2020 Infrared

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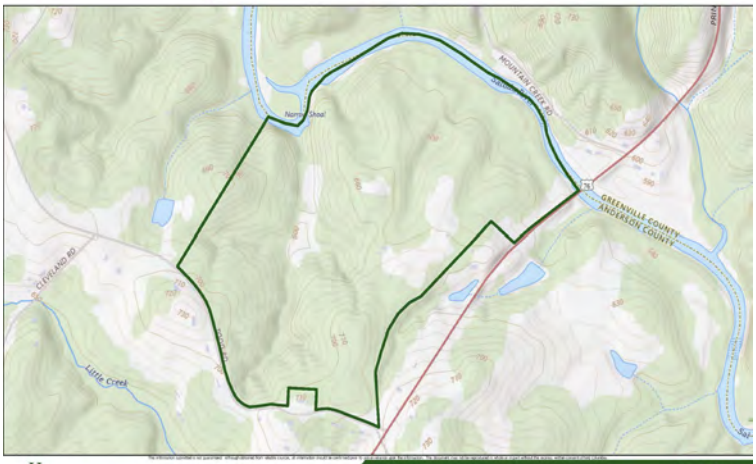
Topographical Map



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Flood Zones

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National Wetlands Inventory

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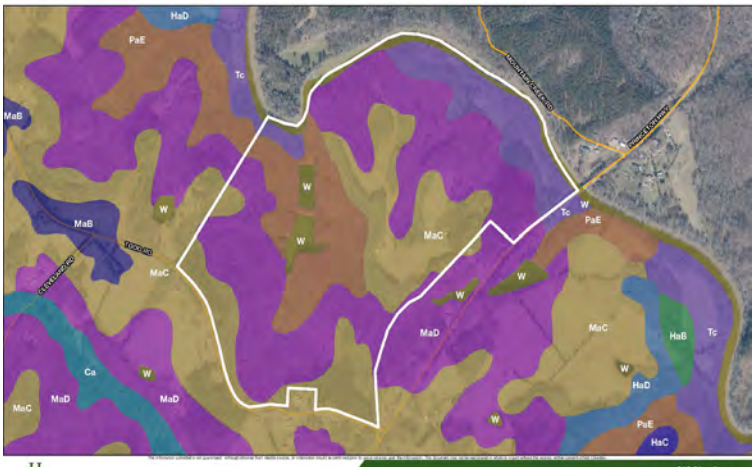
Soil Survey



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